

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR REGULAR COUNCIL MEETING

OF  
TUESDAY, APRIL 12, 1988  
AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 10:31 a.m. The meeting was recessed by Mayor O'Connor at 11:57 a.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor O'Connor at 2:09 p.m. Mayor O'Connor adjourned the meeting at 6:22 p.m. to convene as the Redevelopment Agency and to meet in Closed Session on Monday, April 18, 1988 at 12:30 p.m. regarding personnel matters.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
  - (1) Council Member Wolfsheimer-present
  - (2) Council Member Roberts-present
  - (3) Council Member McColl-present
  - (4) Council Member Pratt-present
  - (5) Council Member Struiksma-present
  - (6) Council Member Henderson-present
  - (7) Council Member McCarty-present
  - (8) Council Member Filner-present
- Clerk-Abdelnour;Fishkin (eb, jb)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Roberts-present
- (3) Council Member McColl-present
- (4) Council Member Pratt-present
- (5) Council Member Struiksma-present
- (6) Council Member Henderson-present
- (7) Council Member McCarty-present
- (8) Council Member Filner-present

Apr-12-1988

ITEM-310: WELCOMED

Welcoming a group of approximately 30 second graders from Sunset Hills School, accompanied by Mary Synold, teacher. This group will arrive at approximately 10:00 a.m.

(District-1.)

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A041-056.)

COUNCIL MEMBER WOLFSHEIMER WELCOMED THE GROUP.

ITEM-330:

(Continued from the meeting of January 5, 1988, Item 339, at Council Member Struiksma's request, to allow the developer and community to reach an agreement or look at other alternatives.)

I-15 CORRIDOR CONSOLIDATED COMMUNITY PLAN AMENDMENTS

LUSK UNIT 5 Project (Case-84-0667) District-5.)

1. Appeals of Lusk-Smith/Mira Mesa North, by Terry R. Plowden, from the decision of the Planning Commission in denying an amendment to a Conditional Use Permit, a Planned Industrial Development Permit and a Tentative Map, CUP, PID and TM-84-0667 (Lusk Mira Mesa Business Park East I, Unit 5).

The CUP (old CUP-4120) proposes to delete property from the El Camino Memorial Park Cemetery; the TM proposes a two-lot subdivision; and the PID would construct and operate Lusk Mira Mesa Business Park East I, Unit 5, all on the below described real property.

2. Rezoning the below described real property (approximately 13.42-acres) from Zone A-1-10 to Zone M-1B and Hillside Review Overlay

3. Amending the Mira Mesa Community Plan to redesignate the below described 13.42-acre site from Cemetery to Manufacturing Industrial.

The subject property (approximately 13.42 acres) is located in the northeast portion of El Camino Memorial Park, south of the Lusk Mira Mesa Business Park East and is further described as a portion of Lot 1, El Camino Memorial Park, Map-4719.

LUSK UNIT 5 Plan Amendment (Case-84-0667)

19880412

Subitem-A: (R-88-1144) ADOPTED AS RESOLUTION R-270726

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-84-0667 has

been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council.

Subitem-B: (R-88-2164) GRANTED THE APPEAL AND THE PID PERMIT ADOPTED AS RESOLUTION R-270727

Adoption of a Resolution granting or denying the appeal and the PID permit with appropriate findings to support Council action.

Subitem-C: (R-88-2165) GRANTED APPEAL AND THE AMENDMENT TO THE CUP PERMIT ADOPTED AS RESOLUTION R-270728

Adoption of a Resolution granting or denying the appeal and the amendment to the CUP permit with appropriate findings to support Council action.

Subitem-D: (R-88-2166) GRANTED APPEAL AND THE MAP ADOPTED AS RESOLUTION R-270729

Adoption of a Resolution granting or denying the appeal and the map with appropriate findings to support Council action.

Subitem-E: (O-88-93) INTRODUCED, TO BE ADOPTED APRIL 25, 1988

Introduction of an Ordinance for M-1B Zoning.

Subitem-F: (R-88-1132 Rev. 1) ADOPTED AS RESOLUTION R-270730

Adoption of a Resolution denying an amendment to the Mira Mesa Community Plan redesignating a 13.4-acre site south of Mesa Rim Road and adjacent to the existing Lusk Mira Mesa Business Park East.

Subitem-G: (R-88-2167) ADOPTED AS RESOLUTION R-270731

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives and statement of overriding considerations pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-84-0667.

FILE LOCATION:

Subitem-A PERM CUP-4120,

Subitem-B PERM PID-84-0667,

Subitem-C PERM CUP-4120,

Subitem-D SUBD Lusk Mira Mesa Business Park East I,

Subitem-E --,

Subitem-F LAND Mira Mesa Community Plan,

Subitem-G PERM CUP-4120

COUNCIL ACTION: (Tape location: B469-C110.)

Hearing began 11:46 a.m.

Hearing halted 11:57 a.m.

Testimony in favor by Terry Plowden.

MOTION BY STRUIKSMA TO ADOPT THE RESOLUTION FOR SUBITEM-A, CERTIFYING THE EIR REPORT, ADOPT RESOLUTION FOR SUBITEM-B GRANTING THE APPEAL AND THE PID PERMIT, ADOPT RESOLUTION FOR SUBITEM-C, GRANTING THE APPEAL AND GRANTING THE CUP PERMIT WITH AMENDMENTS TO CONDITIONS 17, 19 AND 20 AS AGREED TO BY STAFF, ADOPT RESOLUTION FOR SUBITEM D, GRANTING THE APPEAL AND GRANTING THE TENTATIVE MAP WITH CONDITIONS PRESENTED BY STAFF AND MODIFIED IN COUNCIL DISCUSSION, INTRODUCE THE ORDINANCE FOR SUBITEM-E, AND ADOPT THE RESOLUTIONS FOR SUBITEMS F AND G.

Second by Roberts. Passed by the following vote:

Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea,

Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor

O'Connor-yea.

ITEM-331: CONTINUED TO MAY 17, 1988, 10:00 A.M.

(Continued from the meeting of February 4, 1988, Item 609, to send the matter back to the Community Planning Group to review.)

#### PACIFIC BEACH

Matters of the following variance requests from the Interim Development Ordinance (IDO):

- a) A variance request from the Interim Development Ordinance (IDO) to construct a 3 unit project (includes proposed units and any existing units). The subject property is located at 3776 Jewell Street and is described as Lots 41 and 42 of Block 35 according to Maps 895 and 894. The R-1500 zoned site is within the Pacific Beach Community Plan area. (Case-87-3005 (Accelerated) (District-6.)
- b) A variance request from the Interim Development Ordinance

(IDO) to construct a 4 unit project (includes proposed units and any existing units). The subject property is located at 1672 Missouri Street and is described as Lot 12, Block A, Kendricks Addition, Map-1873. The R-1500 zoned site is within the Pacific Beach Community Plan area.

(Case-87-2004 (Accelerated) (District-6.)

- c) A variance request from the Interim Development Ordinance (IDO) to construct an 8 unit project (includes proposed units and any existing units). The subject property is located at 1931 and 1939 Chalcedony Street and is described as Assessor Parcel Nos. 416-451-05 and 06. The R-1500 zoned site is within the Pacific Beach Community Plan area.  
(Case-87-4011 (Non-accelerated) (District-6.)

Subitem-A: (R-88- )

Adoption of a Resolution granting or denying the variance request for Case-87-3005 with appropriate findings to support Council action.

Subitem-B: (R-88- )

Adoption of a Resolution granting or denying the variance request for Case-87-2004 with appropriate findings to support Council action.

Subitem-C: (R-88- )

Adoption of a Resolution granting or denying the variance request for Case-87-4011 with appropriate findings to support Council action.

FILE LOCATION:

Subitem-A ZONE IDO Variance Case-87-3005,

Subitem-B ZONE IDO Variance Case-87-2004,

Subitem-C ZONE IDO Variance Case-87-4011

COUNCIL ACTION: (Tape location: A057-124.)

MOTION BY HENDERSON TO CONTINUE TO MAY 17, 1988, AND DIRECT THE PLANNING DEPARTMENT TO REFER THE VARIANCE REQUESTS TO THE PACIFIC BEACH PLANNING GROUP FOR REVIEW AND REPORT BACK TO COUNCIL. Second by Pratt. Passed by the following vote:  
Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea,  
Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ITEM-332:

Appeals of James Schraefel, by Emmanuel Savitch of Procopio, Cory, Hargreaves & Savitch, from the decision of the Planning Commission in denying Planned Infill Residential Development Permit Tentative Map (Cliff Court) and Resource Protection Overlay Zone Permit RPP-87-0325, proposing a development plan for 5 detached, single-family residential dwelling units on a 7-lot subdivision. The subject property is located on the northerly side of Mission Cliffs Drive, north of Adams Avenue, in Zones R1-5000, R1-40000, Hillside Review and Resource Protection Overlay Zone, in the Uptown Community Plan area. The subject property is further described as Lot 35, Mission Cliff Gardens, Map-2268 and a portion of Pueblo Lot 1111, Miscellaneous Map-36.  
(PIRD, TM & RPP-87-0325. District-2.)

19880412

Subitem-A: (R-88- ) FILED

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-87-0325 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-88-2168) DENIED APPEAL AND PIRD PERMIT  
ADOPTED AS RESOLUTION R-270732

Adoption of a Resolution granting or denying the appeal and the PIRD permit with appropriate findings to support Council action.

Subitem-C: (R-88-2169) DENIED APPEAL AND MAP ADOPTED AS  
RESOLUTION R-270733

Adoption of a Resolution granting or denying the appeal and the map with appropriate findings to support Council action.

Subitem-D: (R-88-2170) DENIED APPEAL AND RPOZ PERMIT  
ADOPTED AS RESOLUTION R-270734

Adoption of a Resolution granting or denying the appeal and the RPOZ permit with appropriate findings to support Council action.

FILE LOCATION:

Subitem-A PERM PIRD-87-0325,

Subitem-B PERM PIRD-87-0325,

Subitem-C SUBD CLIFF COURT,

Subitem-D PERM RPP-87-0325.

COUNCIL ACTION: (Tape location: A125-B459.)

Hearing began 10:40 a.m.

Hearing halted 11:45 a.m.

Testimony in favor by Emmanuel Favitch, Michel Anderson, Patrick Fitzgerald, and Robert Morris.

Testimony in opposition by Mary De Brunner, Virginia Welch, David Smith, Dorothy Leonard, and Andrew Berridge.

MOTION BY ROBERTS TO DENY THE APPEALS, UPHOLDING THE FINDING OF THE PLANNING COMMISSION AND REFER TO THE TRANSPORTATION AND LAND

USE COMMITTEE FOR REVIEW THE ISSUE OF DESIGN FOR COMMUNITY COMPATIBILITY. Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ITEM-333:

Matters concerning the following real property:

The southeast quarter of the southwest quarter and a portion of the southwest quarter of the southeast quarter of Section 13, Township 14 South, Range 3 West, S.B.B.M. (approximately 51.8 acres), located south of Carmel Mountain Road and Sundance Avenue and northwest of Park Village Road and Brickella Street, in the Penasquitos East Community Plan area.

- 1) Rezoning the above described real property from Zone A-1-10 to Zone R1-5000;
- 2) Appeals of Rancho Penasquitos Planning Board, by Alan F. Dickey, Chairman, from the decision of the Planning Commission in granting
  - a) Hillside Review Permit to develop the above described real property; and
  - b) Vesting Tentative Map (Park View Estates Unit 1) proposing a subdivision of 118 lots on the above described real property.

(Case, HRP & VTM-87-0081. District-1.)

19880412

Subitem-A: (R-88-1976) ADOPTED AS RESOLUTION R-270735

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration EMND-87-0081 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-88-135) INTRODUCED, TO BE ADOPTED APRIL 25, 1988

Introduction of an Ordinance for R1-5000 Zoning.

Subitem-C: (R-88-2092) ADOPTED AS RESOLUTION R-270736,  
DENIED APPEAL, GRANTED PERMIT AS  
AMENDED

Adoption of a Resolution granting the appeal and denying the permit or denying the appeal and granting the permit with appropriate findings to support Council action.

Subitem-D: (R-88-2093) ADOPTED AS RESOLUTION R-270737,  
DENIED APPEAL, GRANTED MAP AS  
AMENDED

Adoption of a Resolution granting the appeal and denying the map or denying the appeal and granting the map with appropriate findings to support Council action.

FILE LOCATION:

Subitem A & C PERM HRP-87-0081;

Subitem B--;

Subitem D SUBD - Park View Estates Unit 1

COUNCIL ACTION: (Tape location: D046-055; H636-I088.)

Hearing began at 5:38 p.m. and halted at 5:41 p.m.

Testimony in favor of the appeal by Barbara Fisher.

MOTION BY WOLFSHEIMER TO DENY THE APPEAL AND SUPPORT THE PLANNING DEPARTMENT'S RECOMMENDATIONS WITH A CONDITION TO BE PLACED ON THE VESTING TENTATIVE MAP AND HILLSIDE PERMIT FOR A MAXIMUM DENSITY OF 114 SINGLE-FAMILY LOTS WITH NO RIGHT TO FUTURE LOT LINE ADJUSTMENTS. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-not present, Struiksma-yea, Henderson-yea, McCarty-yea,



Filner-yea, Mayor O'Connor-yea.

ITEM-334: (R-88-1756) ADOPTED AS RESOLUTION R-270738

An amendment to the Peninsula Community Plan to change the land use designation for the half-block on the south side of Newell Street between Locust and Evergreen Streets in the Peninsula Community Plan area from multi-family residential (permitting a maximum of 44 dwelling units per net residential acre) to single-family residential (permitting a maximum of 9 dwelling units per net residential acre).

On January 26, 1988, the City Council denied a proposed rezoning of the subject property from Zone R1-5000 to Zone R-1000 and directed the Planning Department to bring the community plan land use designation into conformance with the R1-5000 zone.

The Planning Department recommends redesignating the subject property from multi-family residential to single-family residential to conform to the existing R1-5000 zone. This action is proposed to implement the City Council's recent action on the zoning for this property and to maintain the stability and character of the subject property and the single-family neighborhood bordering the subject property.

(District-2.)

Adoption of a Resolution amending the Peninsula Community Plan.

FILE LOCATION: LAND - Peninsula Community Plan

COUNCIL ACTION: (Tape location: D055-080.)

Hearing began at 2:12 p.m. and halted at 2:15 p.m.

MOTION BY ROBERTS TO APPROVE STAFF'S RECOMMENDATION. Second by Pratt. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-not present, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ITEM-335: (R-88-935 Rev.1) RETURNED TO THE CITY MANAGER

(Continued from the meetings of February 23, 1988, Item 334, and March 22, 1988, Item 338; last continued at Council Member Wolfsheimer's request to allow the Transportation and Land Use Committee to hear in final form on April 11, 1988.)

Designating an area of benefit in Penasquitos East and the boundaries thereof, confirming the description of Public Facilities Projects, the Community Financing Plan and

Capital Improvement Program with respect to said Public Facilities Projects, the method for apportioning the costs of said Public Facilities Projects among the parcels within the area of benefit and the amount of the Facilities Benefit Assessments charged to each parcel, the basis and methodology for assessing and levying discretionary automatic annual increases in Facilities Benefit Assessments, and proceedings thereto, and ordering the proposed Public Facilities Project in the matter of the Penasquitos East Facilities Benefit Assessment Area. (See City Manager Report CMR-87-538. Penasquitos East Community Area. District-1.)

NOTE: See Item 336 for a companion item.

FILE LOCATION: STRT FB-5

COUNCIL ACTION: (Tape location: D015-045.)

MOTION BY WOLFSHEIMER TO RETURN TO THE CITY MANAGER, AT HIS REQUEST, FOR RENOTICING. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-not present, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-not present, Filner-yea, Mayor O'Connor-yea.

ITEM-336: (R-88-1951) RETURNED TO THE CITY MANAGER

Declaring that the assessment fee schedule contained in the Penasquitos East Public Facilities Benefit Assessment and Financing Plan is to be an appropriate and applicable fee for all properties within the Penasquitos East Community that have never been assessed under the Penasquitos East Facilities Benefit Assessment and Public Facilities Financing Plan or have otherwise agreed to the payment of Facilities Benefit Assessment fees as prescribed by the City Council; declaring that any provisions of Section 6 of Resolution R-270065 which are inconsistent with the above are hereby rescinded and are of no further force and effect.

CITY MANAGER SUPPORTING INFORMATION: On January 5, 1988 Council adopted Resolution R-270065 which established impact fees for those portions of eleven planned urbanizing communities that were not included in an existing facilities benefit assessment or otherwise required to pay public facility impact fees. That resolution established as the applicable impact fee the prevailing Council approved Public Facilities Financing Plan. Section 6 of the resolution deals with the Penasquitos East Community. This resolution will delete the fees as established in the 1986 Financing Plan and establish the

applicable fees as being those contained in the 1988 Financing Plan, once Council has approved the 1988 plan.

NOTE: See Item 335 for a companion item.

FILE LOCATION: STRT FB-5

COUNCIL ACTION: (Tape location: D015-045.)

MOTION BY WOLFSHEIMER TO RETURN TO THE CITY MANAGER, AT HIS REQUEST, FOR RENOTICING. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-not present, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-not present, Filner-yea, Mayor O'Connor-yea.

ITEM-337: (O-88-154) INTRODUCED AND ADOPTED AS ORDINANCE O-17059 (New Series)

Introduction and adoption of an Ordinance amending Ordinance O-16916 (New Series), as amended, entitled "An Ordinance Adopting the Annual Budget for the Fiscal Year 1987-88 and Appropriating the Necessary Money to Operate the City of San Diego for said Fiscal Year" by amending Document No. 00-16916-1, as amended and adopted therein, by increasing the Capital Improvements Program by the sum of \$120,000, said sum to be derived from the donations in the deposit trust fund (63021) and allocating said \$120,000 to CIP-37-183, entitled San Ysidro Boys Club.

NOTE: See Item 208 of Monday, April 11, 1988, for the first public hearing. Today's action is the introduction and adoption of the ordinance.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: D084-095.)

MOTION BY FILNER TO INTRODUCE, DISPENSE WITH THE READING AND ADOPT THE ORDINANCE. Second by Roberts. Passed by the following vote: Wolfsheimer-not present, Roberts-yea, McColl-not present, Pratt-yea, Struiksma-not present, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ITEM-S407: (R-88-2037) ADOPTED AS RESOLUTION R-270739

In the matter of adopting changes to the Legislative Calendar for the City Council.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: I541-675.)

MOTION BY McCARTY TO ADOPT. Second by Henderson. Passed by the following vote: Wolfsheimer-not present, Roberts-yea, McColl-yea, Pratt-not present, Struiksma-yea, Henderson-yea,

McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ITEM-S500:

(Continued from the meeting of April 4, 1988, Item 207, at George Lattimer's request, Chairman of the University Community Planning Group, for further review.)  
Three actions relative to the North University City:

19880412

(Subitem A - Continued from the meetings of February 16, 1988, Item 331 and March 7, 1988, Item 213.)

Subitem-A: (R-88-921 Rev.2) ADOPTED AS RESOLUTION R-270740

Designating an area of benefit in North University City and the boundaries thereof, confirming the description of Public Facilities Projects, the Community Financing Plan and Capital Improvement Program with respect to the Public Facilities Projects, the method for apportioning the costs of the Public Facilities Projects among the parcels within the area of benefit and the amount of the Facilities Benefit Assessments charged to each such parcel, the basis and methodology for assessing and levying discretionary automatic annual increase in Facilities Benefit Assessments, and proceedings thereto, and ordering of proposed Public Facilities Projects in the matter of the North University City Facilities Benefit Assessment Area. (See City Manager Report CMR-87-542. North University City Community Area. District-1.)

Subitem-B: (R-88-1895 Rev.1) ADOPTED AS AMENDED AS RESOLUTION R-270741

Adoption of the North University City Public Facilities Phasing Plan as a part of the North University City Public Facilities Financing Plan. The Phasing Plan proposes a program of threshold levels for future development which will coordinate further build-out of the community with public facilities development thus ensuring adequate public facilities availability at the time of need.

Subitem-C: (R-88-2186 Rev.1) ADOPTED AS RESOLUTION R-270742

Matter of the release of the University Community from the requirements of the Interim Development Ordinance based on the criteria adopted by the City Council. These criteria

include completion of an analysis of community and regional public facilities needs based on full build-out of the Community, and analysis of level of service standards for each public facility, and a financing and phasing plan for the provision of public facilities based on the build-out of the community.

NOTE: See Item S501 for a companion item.

FILE LOCATION: STRT FB-1

COUNCIL ACTION: (Tape location: D098-H610.)

Hearing began at 2:17 p.m. and halted at 5:35 p.m.

Testimony in favor of Subitem A by George Lattimer.

Testimony in opposition to Subitem A by Janay Kruger.

Testimony in favor of Subitem B by George Lattimer, Jack McRoskey, John Thelan, Mac Strobl, Mark Steele, Dan Sharp and Allen Haynie.

Testimony in favor of Subitem C by George Lattimer and Harry Mathis.

Testimony in opposition to Subitem C by Janay Kruger.

MOTION BY WOLFSHEIMER TO ADOPT SUBITEM A. Second by Roberts.

Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-not present, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

MOTION BY WOLFSHEIMER TO ADOPT SUBITEM B AS AMENDED AND CHOOSE WHEN TO COUNT THE ADTs AGAINST THE THRESHOLD NUMBERS. COUNT THOSE

TRIPS AGAINST THE THRESHOLD AND ALLOCATE THE ADTs WHEN THE FEES ARE PAID. DIRECT STAFF TO PREPARE QUARTERLY REPORTS FOR T&LU (TRANSPORTATION AND LAND USE) COMMITTEE TO BE SENT ON TO THE CITY COUNCIL AS TO THE STATUS OF THE THRESHOLD IMPROVEMENTS. EXEMPT THE NEXUS PROPERTY FROM THE REQUIREMENTS SINCE THEY HAVE RECEIVED

THEIR ALLOCATION. AMEND THE PUBLIC FACILITIES PHASING PLAN BY DELETING ITEM 3 ON PAGE 10. REFER COUNCIL POLICY 600-36 TO THE CITY COUNCIL'S GROWTH MANAGEMENT WORKSHOPS THAT ARE SCHEDULED ON

THURSDAYS. Second by Henderson. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

MOTION BY ROBERTS TO SUSPEND THE RULES AND EXTEND THE MEETING TIME

PAST 5:30 P.M. second by Pratt. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea,

O'Connor-yea.

MOTION WOLFSHEIMER\_TO\_ADOPT SUBITEM C, RELEASING THE NORTH UNIVERSITY CITY COMMUNITY FROM THE IDO (INTERIM DEVELOPMENT ORDINANCE) REQUIREMENTS. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Roberts-nay, McColl-yea, Pratt-yea, Struiksmay-yea, Henderson-yea, McCarty-nay, Filner-yea, Mayor O'Connor-nay.

ITEM-S501: (R-88-1953) ADOPTED AS RESOLUTION R-270743

Declaring that the assessment fee schedule contained in the North University City Public Facilities Benefit Assessment and Financing Plan is to be an appropriate and applicable fee for all properties within the North University City Community that have never been assessed under the North University City Facilities Benefit Assessment and Public Facilities Financing Plan or have otherwise agreed to the payment of Facilities Benefit Assessment fees as prescribed by the City Council; declaring that any provisions of Section 4 of Resolution R-270065 which are inconsistent with the above are hereby rescinded and are of no further force and affect.

CITY MANAGER SUPPORTING INFORMATION: On January 5, 1988 Council adopted Resolution R-270065 which established impact fees for those portions of eleven planned urbanizing communities that were not included in an existing facilities benefit assessment or otherwise required to pay public facility impact fees. That resolution established as the applicable impact fee the prevailing Council approved Public Facilities Financing Plan. Section 4 of the resolution deals with the North University City Community. This resolution will delete the fees as established in the 1985 Financing Plan and establish the applicable fees as being those contained in the 1988 Financing Plan, once Council has approved the 1988 plan.

NOTE: See Item S500 for a companion item.

FILE LOCATION: STRT FB-1

COUNCIL ACTION: (Tape location: H611-635.)

MOTION BY WOLFSHEIMER TO ADOPT. Second by Henderson. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksmay-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ITEM-S502:

(Continued from the meetings of February 4, 1988, Item 607, and April 5, 1988, Item 335; last continued at Keith Johnson's request due to lack of time.)

## MIRA MESA COMMUNITY

Matters of the following variance requests from the Interim Development Ordinance (IDO):

- a) A variance request from the Interim Development Ordinance (IDO) to construct a 277 unit project (includes proposed units and any existing units). The subject property is located on the west side of Camino Ruiz between Los Sabalos and Penasquitos Canyon and is described as portions of Sections 24, 25 and 26, Township 14 South, Range 3 West, SBBM. The R1-5000 zoned site is within the Mira Mesa Community Plan area.  
(Case-87-2101 (Non-accelerated) (District-5.))
- b) A variance request from the Interim Development Ordinance (IDO) to construct a 579 unit project. The subject property is located west of Montongo Street, north of Mira Mesa Boulevard and is described as Sections 26 and 35, Township 14 South, Range 3 West, SBBM and Canyon Country Map Nos. 10581, 10786, 10316, 10976 and 10967. The A1-10 and R1-5000 zoned site is within the Mira Mesa Community Plan area.  
(Case-87-4012 (Non-accelerated) (District-5.))

19880412

Subitem-A: (R-88-2139 Rev.1) ADOPTED AS RESOLUTION R-270744,  
GRANTED VARIANCE AS AMENDED  
Adoption of a Resolution granting or denying the variance request for Case-87-2101 with appropriate findings to support Council action.

Subitem-B: (R-88-2140 Rev.1) ADOPTED AS RESOLUTION R-270745,  
GRANTED VARIANCE AS AMENDED  
Adoption of a Resolution granting or denying the variance request for Case-87-4012 with appropriate findings to support Council action.

FILE LOCATION: ZONE IDO VARIANCE - Case-87-2101 &  
Case-87-4012

COUNCIL ACTION: (Tape location: I089-540.)

Hearing began at 5:42 p.m. and halted at 6:13 p.m.

Testimony in favor by John Barone.

Testimony in opposition by Jerry Elder.

MOTION BY STRUIKSMA TO APPROVE 304 UNITS TO BE ALLOCATED. THAT 149 OF THOSE UNITS BE ISSUED NOW AND 155 BE ISSUED ON SEPTEMBER 1, 1988. TO TAKE 100 UNITS FROM NORTH PARK, 14 FROM SERRA MESA AND 35 FROM MISSION VALLEY. THE 155 UNITS THAT ARE TO BE ISSUED SEPTEMBER 1, 1988, WILL BE TAKEN FROM MISSION VALLEY. Passed by

the following vote: Wolfsheimer-not present, Roberts-yea,  
McColl-yea, Pratt-not present, Struiksma-yea, Henderson-yea,  
McCarty-yea, Filner-yea, Mayor O'Connor-yea.

NON-DOCKET ITEMS:

None.

PUBLIC COMMENT:

None.

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor  
O'Connor at 6:22 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: J055-060.)